

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Infrastructure and Investment Department – Andhra Pradesh Economic Cities Promotion & Development Corporation Limited (APEDCO) – Flatted Factory Complex (6.45 lakh Sq.Ft) at JETCITY in Vemavaram village of NTR District - Approval of the proposal to complete the pending works to realize the intended benefits to the MSMEs - Orders – Issued.

INFRASTRUCTURE & INVESTMENT (AIRPORTS) DEPARTMENT

G.O.RT.No. 52

Dated: 09-06-2025

Read the following:

1. G.O.Ms No. 517, Rev (Assignments. III) Department dated 14.11.2017
2. G.O.Rt No.149, E, I&I (Airports) Dept., Dated 25-10-2018,
3. G.O.RT.No.19, Energy, Infrastructure and Investment (Airports) Department, dated 01.02.2018
4. G.O.Ms.No.136 Revenue (Assignment III) Department Dated 13-02-2019.
5. From the Managing Director, APEDCO Efile No.2732868.
6. U.O.Note No.INI01-ECDC/01/2025-Airports, I&I dept dated 07.03.2025.
7. From the Managing Director, APEDCO Efile No.2786045.
8. U.O.Note No.INI01-ECDC/01/2025-Airports, I&I Dept dated 07.05.2025.

ORDER:

In the reference 5th read above, the Managing Director, APEDCO has stated that the Government vide G.O. 1st read above, issued orders for alienation of Government land of 153.11 Acres in Jakkampudi village and 81.45 acres in Vemavaram village, Vijayawada Rural mandal, Krishna district (Total extent: 234.56 acres) in favour of Vijayawada Municipal Corporation, Vijayawada for formation of Jakkampudi Economic Township with a view to create walk to work environment by providing good quality life. In the reference 2nd read above, the Government has issued orders re-constituting Jakkampudi Economic Township Development Corporation Limited (JETDCL) as Andhra Pradesh Economic Cities Promotion & Development Corporation Limited (APEDCO), as a nodal agency to develop Economic Cities across all Urban Development Authorities and ULBs in the state. The Government, vide reference 4th read above, issued orders for alienation of land to an extent of 60.01 Acres in Vemavaram village & 93.02 Acres in Jakkampudi Village (Total 153.03 Acres) in favour of Andhra Pradesh Economic Cities Promotion & Development Corporation

Limited (APEDCO) duly modifying the orders issued in G.O.Ms No.517, Revenue (Assn.III) Department, Dated 14-11-2017.

2. After further developments, the Managing Director, APEDCO vide reference 7th read above, stated that after the survey by APUIAML, it has arrived that Ac 10.12 Cts in Sy No. 104/20 (Ac 2.25 Cts), Sy. No. 104/21 part (Ac 5.13 Cts), Sy. No. 104/21 part (Ac 1.71 Cts), Sy. No. 104/21 part (Ac 0.48 Cts) and Sy. No. 104/22 (Ac 0.55 Cts) in Vemavaram village of NTR district are required for completion of Phase-1 of JET City project and accordingly, the District Collector, NTR district was addressed to expedite the alienation of Ac 10.12 Cts of land parcels in favour of APEDCO in Sy No. 104/20 (Ac 2.25 Cts), Sy. No. 104/21 part (Ac 5.13 Cts), Sy. No. 104/21 part (Ac 1.71 Cts), Sy. No. 104/21 part (Ac 0.48 Cts) and Sy. No. 104/22 (Ac 0.55 Cts) in Vemavaram village, Vijayawada (R) mandal, NTR district for development of Phase-1 of JET city project and also to issue orders to hand over the advance possession of above land parcels to APEDCO pending alienation proposals.

3. The Managing Director, APEDCO has stated that vide reference 3rd read above, the Government, had accorded administrative sanction for the Phase-I works of JET City project in Vijayawada (R) mandal, Krishna/NTR district, for Construction of 6.45 lakh sft. flatted factories, Development of Infrastructure and Common Services & amenities, Contingencies, O&M for one year, consultancy services, approvals and other expenses and Taxes for Phase-I works of the Project for Rs.143.37 Crores under EPC mode. M/s KMV Projects has achieved only 20% of progress due to Pandemic of Covid-19 and further progress of the project was halted due to non-alienation of Land parcels to APEDCO. There was no progress of work due to non-release of funds and non-alienation of required land parcels. The details of the Phase-1 of project as per SoR 2017-18 are as under.

Sl No	Project Phase	Approved Project Cost (Rs. in Crores)	Value of work completed (Rs. in Crores)	Balance of work to be completed (Rs. in Crores)
1	Tower-1	16.69	11.84	4.85
2	Tower-2	37.34	0	37.34
3	Tower-3	35.46	4.52	30.94
4	Trunk Infrastructure Cost	5.62	0	5.62
	Project to KMV	95.11	16.36	78.75

5	GST & Other applicable Taxes	22.45	4.03	23.31*
6	Infrastructure to be developed by the APEDCO	25.81	0	25.81
Total Project Cost		143.37	20.39	127.87

*: Since GST slab is increased from 12% to 18%, an amount of Rs. 4.89 Cr has been increased in this component.

4. After detailed examination of various issues involved, the Managing Director, APEDCO has submitted a proposal to close the work of single tower as on date basis, with a plan to complete the remaining work of Tower-2, duly inviting private partners or organization such as ALEAP, so as to make the space available for the eligible MSMEs and the remaining towers to be carried out with the help of GoI schemes and / or private partnership, duly involving Andhra Pradesh, AP Industrial Infrastructure Corporation (APIIC), which is the nodal agency for the scheme of MSECDP with two components – Infrastructure Development (ID) and Common Facilities Cluster(CFC).

5. The Government after careful examination, hereby approve the proposal of Andhra Pradesh Economic Cities Promotion & Development Corporation Limited (APEDCO) for completion of its Flatted Factory Complex at JETCITY in Vemavaram village of NTR District and way forward of completing the towers by approving the following;

- a. Alienation of Ac 10.12 Cts of land parcels in Sy No. 104/20 (Ac 2.25 Cts), Sy. No. 104/21 part (Ac 5.13 Cts), Sy. No. 104/21 part (Ac 1.71 Cts), Sy. No. 104/21 part (Ac 0.48 Cts) and Sy. No. 104/22 (Ac 0.55 Cts) in Vemavaram village of NTR district in favour of APEDCO for Development of Phase-1 of the JET City.
- b. Post-alienation, allowed the transfer of these lands from APEDCO to APIIC, duly exempting the Stamp duty under section 9 (1) (a) of Indian Stamp Act, 1899 and Registration fee under Section 78 of Registration Act, 1908.
- c. Instructed the Department for payment of work bills of Rs. 20.39 Cr. under State Development plan HoA - 5051-02- 101-11-04-530-531.
- d. Allowed the APEDCO and APIIC to have MoU, through which, the APIIC is to be given the responsibility for completion of the remaining parts of the First Tower and completion of remaining towers of Flatted Factory Complexes, with the help of GoI schemes and / or private partnership and for allotment of completed spaces as per APIIC regulations.

6. The Managing Director, APEDCO, the District Collector, NTR District, Vice Chairman & Managing Director, APIIC Vijayawada, the Commissioner, Vijayawada Municipal Corporation and the Commissioner, Registration, Government of A.P., shall take necessary action accordingly.

7. This order issues with the concurrence of Finance Department vide their U.O.No. FIN01-FMU0BES(IIE)/11/2025 (Computer No. 2740639) Dated: 03.06.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

N.YUVARAJ
SECRETARY TO GOVERNMENT

To

The Managing Director, Andhra Pradesh Economic Cities Promotion & Development Corporation Limited, Mangalagiri.

The District Collector, NTR District.

The Vice Chairman and Managing Director, APIIC, Mangalagiri.

The Commissioner, Vijayawada Municipal Corporation

The Commissioner, Registration, Government of A.P.,

The CEO, AP MSME Development Corporation, GoAP

Copy to:

The Chief Commissioner of Land Administration & Special Chief Secretary, AP., APIIC Towers, Autonagar, Mangalagiri, Guntur District.

The Revenue (ASSN.III) Department.

The Revenue (Registrations) Department.

The Finance (Expenditure) Dept.,

The General Administration (Cabinet) Dept.,

The P.S. to Secretary to Hon'ble CM.

The P.S. to M(I&I) Department

The P.S. to C.S to Govt.,

The P.S. to Secretary to Govt., I&I Department.

(INI01-ECDC/1/2025-AIR, Computer.No.2736068)

SF/SC

//Forwarded :: By Order//

SECTION OFFICER